

Lake Township Planning Commission

Meeting Minutes

June 20, 2024

The Lake Township Planning Commission held a meeting on Thursday, June 20, 2024, at 6:30 pm at Lake Township Hall (5153 Scenic Hwy, Honor MI).

J. Rothhaar called the meeting to order at 6:30 pm

Members Present; John Rothhaar Mark Janeczko Kyle Orr Jackie Randall
Members Excused; Carl Lightfoot

Others Present; Jeff Johnson, Twp Supervisor; Gunner Brow, Twp Assessor; Maureen Jeannot, recorder; see sign in sheet (on file) for others attending the meeting.

Public input on agenda; None

Minutes from April 25, 2024; Copies of minutes were presented to the board with edits noted. K.Orr moved to approve with the changes, Second by M. Janeczko, minutes approved with changes.

Correspondence; None

Old Business;

The cross-jurisdiction committee has not held a meeting in May or June.

A representative of Crystal Lake Watershed spoke about activities around Crystal Lake. There is work being done to track Mergansers and relocate them to help reduce swimmer's itch. The Crystal lake walk-about took place near the end of May. Visit crystallakewatershed.org for more information.

Only one Request for Proposal came in on time from Consultants who were interested in assisting with implementation of the Master Plan zoning ordinance review; therefore, the Special Meeting was canceled. It is now scheduled for July 15, 2024 at 6:00 pm to review RFP's. Proposals are now due by July 12, 2024.

Under New Business;

Township Supervisor, Jeff Johnson spoke about current issues with Private Roads in Lake Township. Complaints have come in to the Township about property owners blocking the private roads. The PC board reviewed and discussed current zoning ordinances. It was suggested a police power ordinance be created to deal with property owners who intentionally block private roads. Comments from PC Board members; There could be unexpected consequences with other private roads if new ordinances were put in place. There is a need for some type of ordinance. Emergency vehicles need to access private roads. Property Owners could create a special assessment for maintenance. Conversations with attorneys are in process related to what the Township is able to do to ensure the private roads are left open.

Other discussion included private roads ending at the lake that now have docks and or boats moored. There are zoning ordinances that cover where dockages can be placed.

There should be consideration for a Police Power Ordinance that prevents blockage of emergency vehicles to include a provision if a blockage was not removed, township money could be used to remove them and recoup the cost from the violators, and that the size of the opening needs to be at least 24 ft wide and 16 ft high.

The road end problems should also be included in the ordinances related to dockages and nuisance.

Under Old Business;

There was review and discussion on the first draft of the Land Division Ordinance. The draft will be sent to the Township Board and Attorney for review and comments. It would be a Police Power ordinance which means it's separate from the zoning ordinance. There is a need to prevent creation of non-conforming lots by way of land divisions. The Assessor will be the decision maker. Any appeals will go to the ZBA. More discussion will be needed.

Other Zoning Matters; none

Public Input; M Pitcher asked for copy of existing Land Division Ordinance and pointed out that two people may want sign off on divisions, the Township Assessor and ZBA Administrator.

Meeting was adjourned at 8:43 pm.

Scheduled meetings: July 15, 2024 (Special Mtg), August 22, 2024, October 24, 2024

Respectfully submitted

Maureen Jeannot, Recording Secretary

June 22, 2024